

MARSHFIELD PLANNING BOARD

Meeting Minutes

June 10, 2013 – 7:30 PM

Hearing Room II

PRESENT: Karen Horne, Chair
Mike Biviano, Jr.
Bill Ivey
Mike Baird, Associate Member

ALSO PRESENT: Paul Halkiotis, Town Planner
Kay Ramsey, Executive Assistant

ABSENT: Tony Pina

Ms. Horne moved to open the meeting at 7:30 PM. Mr. Ivey seconded. The vote was unanimous.

SITE PLAN REVIEW – STORM WATER MANAGEMENT OVERLAY DISTRICT –
PEREGRINE WHITE DRIVE, BILL LAST

Bill Last explained the site plan for Lot 8, Peregrine White Drive, Parcel J12-01-01A. The applicant is his daughter, Mrs. Stacy Reisman. Most of the property has been disturbed and there are five easements; four for septic systems and one that is a utility easement. Mr. Halkiotis said the land slopes from Elevation 80' on Indiana Street to 24' on Peregrine White Drive. He said the proposed building coverage is 4.75%, well below the 15% maximum that is allowed. The impervious coverage that is proposed also complies. Comments were received from Jerry O'Neill, Building Commissioner; Charlie Swanson, DPW Project Engineer; Pat Brennan from Amory Engineers and Paul Halkiotis, Town Planner. Mr. Halkiotis said the slab for the future garage appears to go into the set back requirement and might not meet zoning but Mr. Last said they are not intending to build that now. The proposed retaining wall is over 4' and will require designing by a Mass. Registered Professional Structural Engineer. Details of the wall shall be reviewed by the Town Engineer. Mr. Halkiotis said that there is a short distance on Indiana Street that is not paved and he believes the pavement should be extended up to the driveway for this lot. He said it would probably require approval by the Conservation Commission.

Mr. Halkiotis recommended that the Board vote to approve the site plan subject to the comments received from the people noted above. All issues must be resolved prior to construction. Ms. Horne moved to approve the Site Plan, Parcel J12-01-01A, Lot 8

Peregrine White Drive, dated June 3, 2013, drawn by Stenbeck & Taylor, Inc. subject to the conditions noted. Mr. Ivey seconded. The vote was unanimous. Mr. Halkiotis will write and sign the decision.

DISCUSSION AND VOTE ON WAIVER REQUEST – MARSHHAWK OPEN SPACE RESIDENTIAL DEVELOPMENT, MATT GOODFRIEND, NORTHLAND GROUP

Mr. Goodfriend sent in an Email stating that they are holding an estimate for the sidewalk construction of \$47, 650.00 Mr. Ivey asked how many square feet it is but Mr. Goodfriend didn't know it offhand. Ms. Horne asked if we were able to determine what was done in the past and Mr. Halkiotis said the Board has generally required half of the total amount for construction. Ms. Horne moved to waive the building of the second sidewalk and required that \$24,000 be placed in the sidewalk fund. Mr. Biviano seconded. The vote was unanimous.

Mr. Kevin Grady submitted a plan showing where the bounds are that he was requesting be waived. He said that he had originally misread the bylaw and thought more bounds were needed than actually are. All total, they are proposing 19 bounds vs the original 89. Mr. Brennan of Amory Engineers said that the rules and regulations call for bounds at every direction change along the street and front lot lines....also around the drainage basin. He suggests that the drainage lot still be bounded. Ms. Horne asked about the open space. Mr. Halkiotis said there's often a problem with residents dumping yard waste etc into the open space, and it needs to be marked. After discussion, the Board decided that posts with medallions would be put around the open space. Mr. Grady was asked to provide a final print of where the bounds are agreed to go. Ms. Horne moved to approve the waiver to reduce the bounds to reflect what the applicant submitted except to also show them around the drainage lot. Mr. Ivey seconded. The vote was unanimous.

MASTER PLAN

Ms. Horne said she found the chapter on Sea Level Rise very dry and scientific, not geared to the general public. Mr. Halkiotis said that Mr. George Chachetti had told him that he felt the Executive Summary was poorly written. Mr. Halkiotis said the recommendations aren't useful or feasible and he asked the Board if they should object. Mr. Ivey suggested giving the data and scientific research to VHB and having them write the chapter. Ms. Horne said what was written doesn't have to be the Master Plan's chapter; it could be referenced with credit given to the consultants. She said it needs to be updated to reference the recent storms. Mr. Halkiotis said he will talk to Elizabeth Hamon about it. He said VHB would want more money if they are asked to change it. Ms. Horne said it's very hard to read and the Master Plan is supposed to target citizens, not scientists.

PLANNER'S REPORT

Mr. Halkiotis said his title has been changed to Planning Director. He also said that Mr. Longo had paid for the recent MAPD Conference and hotel. He needs to use up comp

time and some vacation time before the end of the fiscal year so he'll be taking off some days in June.

Mr. Halkiotis said that the hot topic at the conference was medical marijuana. The Department of Public Health has come out with rules and regulations. He said it will be a complicated endeavor to draft the bylaw and that he'd ask Town Counsel to do it but Town Counsel had already said he would craft it. Mr. Halkiotis said the issue will be where the Board wants it to go. Should it go in the Adult Use Zone or is it better to have it Down Town where the police would be going by many times a day? The National Pharmacies probably aren't going to carry it because it is still prohibited under Federal Law. Mr. Halkiotis said the towns are advised to clearly document where they decided to allow these facilities and to base their decision on documented studies.

There is an apparent problem with the Flood Insurance Program. Mr. Halkiotis was told that Marshfield may no longer be in the program. He is looking into it.

The formal letter from Jamie Beard resigning her position was received today. Mike Baird has indicated that he is interested in becoming a full member of the Board. A joint meeting has been set with the Board of Selectmen for Monday, July 1st at 7:30 PM to appoint a member to fill the vacancy. The Planning Board has recommended that Mike Baird be appointed. This appointment will be in effect until the next Town Election in 2014 which would have been the completion of Ms. Beard's term.

Ms. Horne moved to adjourn the meeting at 8:35 PM. Mr. Ivey seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board